



# Haws House Barn

Little Dale





## Haws House Barn

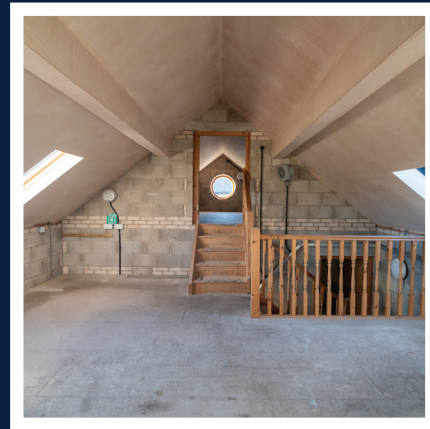
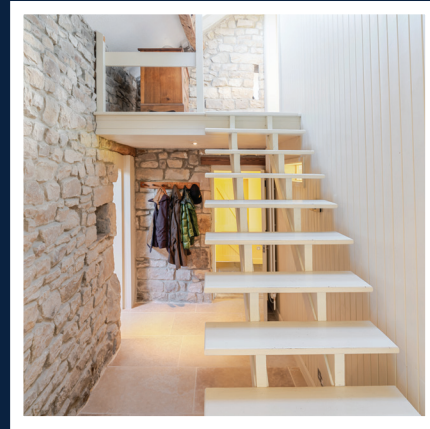


Nestled in the tranquil beauty of Littledale, Haws House Barn offers a stunning family retreat with breathtaking views over Morecambe Bay and The Fells beyond. This beautifully converted barn combines the charm of traditional countryside living with modern comforts, making it the perfect home for families who value both space and serenity.

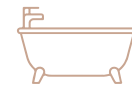


Set within 2 acres of land, the property provides an ideal setting for outdoor activities, family gatherings, and simply enjoying the peaceful surroundings.

Whether you're looking for space to grow, a place to entertain, or simply a spot to relax and enjoy nature, Haws House Barn has it all. This is more than just a home; it's a place where you and your family can create lasting memories, surrounded by some of the most beautiful scenery in the region.



4 BEDS



3 BATHS

- Offers traditional countryside living with modern comforts.
- For movie lovers, the dedicated cinema room offers the perfect spot to enjoy your favorite films in a darkened, immersive setting. It's an ideal space for family movie nights.
- Set within 2 acres of land there's plenty of room for children to play, for gardening, or for hosting outdoors.



*Take a closer look...*



Property Type:

*Detached*

Square Footage:

*2511.8 sqft*

Council Tax Band:

*F*

EPC Rating:

*Tbc*

Tenure:

*Freehold*

## *Why Littledale?*



Littledale is a hidden gem in the Lancashire countryside — peaceful, picturesque, and full of charm. Surrounded by rolling hills, open moorland, and beautiful woodland, it's a haven for those who love nature, outdoor walks, and stunning views. Despite its rural feel, it's just a short drive to Lancaster, offering the perfect balance of countryside living with city convenience. With a strong sense of community, minimal traffic, and the sound of birdsong replacing the usual hustle and bustle, Littledale is an idyllic place to raise a family, unwind, and truly feel at home.

Haws House Barn is a family home that beautifully balances modern living with the charm of traditional barn features. From the exceptional views that stretch for miles to the breathtaking sunsets that light up the sky every evening, this property offers a lifestyle that is both peaceful and inspiring.





# The Garden



With 2 acres of land, there's more than enough room for children to play, for gardening, or for hosting outdoor gatherings. The view over the valley and towards the moors creates a peaceful backdrop for outdoor dining, relaxing, or simply soaking in the beauty of the countryside — the sunsets are a daily highlight. In addition to the main house, there is a two-storey detached double garage, perfect for storing cars, tools, or outdoor equipment. A further steel-constructed garage provides additional storage space, adding flexibility for any hobbies or projects you may have.



Garage



Parking



Garden







## The Bedrooms



From the moment you step inside, Haws House Barn feels like a true family haven. The home features four spacious bedrooms, with two offering en suites for added convenience. Upstairs, you'll find two additional bedrooms, each offering a peaceful space to relax.





# Kitchen & Dining Room



The heart of the home is the expansive kitchen day room, a bright and inviting space where the whole family can gather. With a large central island and floor-to-ceiling glass on the far wall, this room is bathed in natural light, creating the perfect atmosphere for both everyday family meals and entertaining.

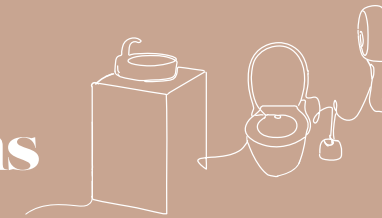
The panoramic views of the garden and down the valley are absolutely stunning, and the sunsets from this room are nothing short of extraordinary, casting a warm, golden glow across the landscape.







## The Bathrooms

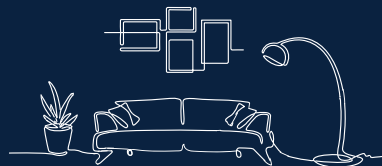


Alongside two en suite bathrooms, there is an additional well-appointed family bathroom servicing the two upstairs bedrooms.





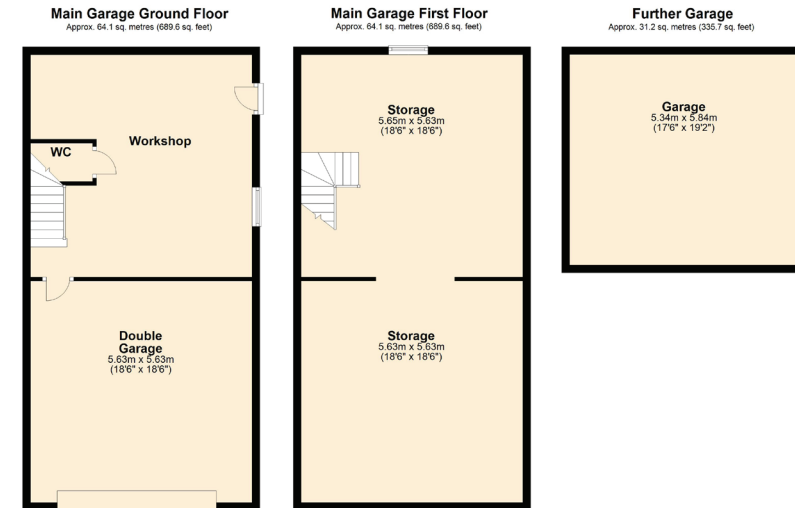
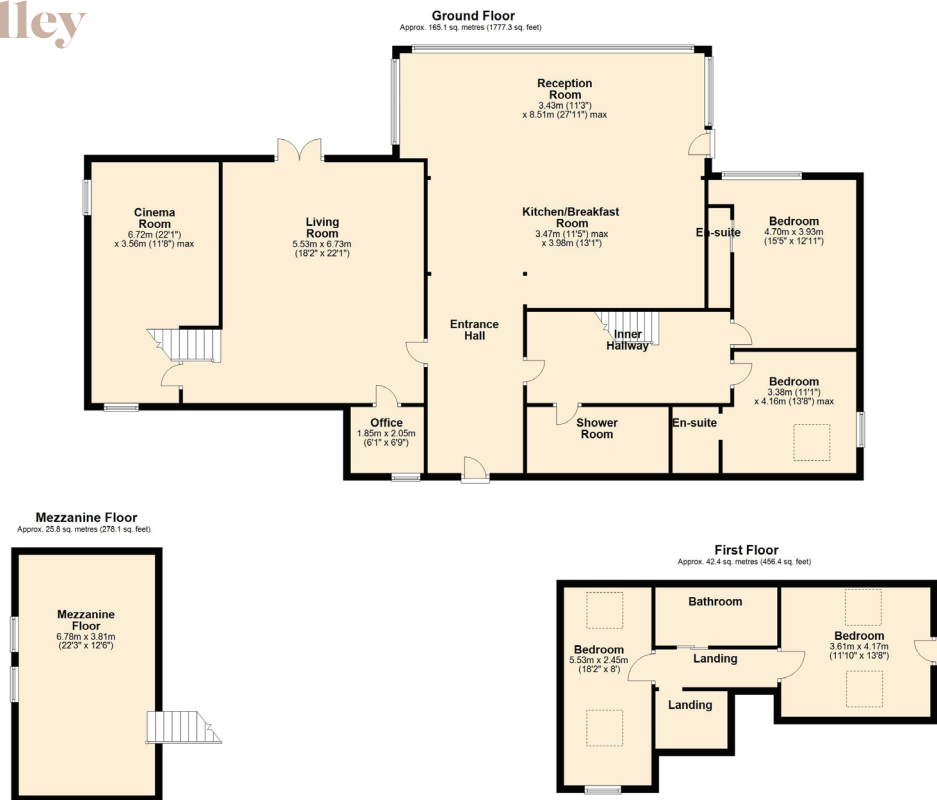
# The Lounge & Mezzanine



The traditional family lounge offers the perfect space for relaxation. The room is filled with character, from the beautiful wooden beams to the wood-burning stove that serves as a cozy focal point.

A mezzanine gallery overlooks the lounge, providing a unique perspective of the space while offering large picture windows that frame panoramic views over the surrounding moors. Whether you're curling up with a book by the fire or enjoying a family movie night, this is a room that invites you to relax and unwind in comfort, all while being treated to stunning vistas.





**Total Area: 233.4 sq. metres (2511.8 sq. feet)**



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**ROB MENZIES**  
Director





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Little Dale



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